

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 07, 2025

At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of:

Docket Number: 2024-SU-002198

Plaintiff(s)

FULTON BANK, N.A.

vs.

Defendant(s)

ROSALYN ROMAINE LEE
ADRIANE LEE-DUFF

**And to me directed, I will expose at public sale at
<https://york.pa.realforeclose.com/>
the following real estate to wit:**

AS THE REAL ESTATE OF:

ROSALYN ROMAINE LEE
ADRIANE LEE-DUFF

All that certain piece or parcel or Tract of land situate in the Township of West Manchester, York County, Pennsylvania, and being known as 2310 Bannister Street, York, Pennsylvania 17408.
TAX MAP AND PARCEL NUMBER:51-000-05-0107.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$195,690.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Adriane Lee-Duff and Rosalyn Romaine Lee

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 2310 BANNISTER STREET, YORK, PA 17408

UPI# 510000501070000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

**Seized, levied upon and taken into execution
As the Real Estate aforesaid by**

RICHARD P KEUERLEBER, Sheriff

Sheriff's Office, York County, Pennsylvania